

1800 Okeechobee Road, Fort Pierce, FL 34950

MULTI-USE COMMERCIAL
PROPERTY WITH APARTMENT



JAIME' OLDENBORG
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9,186 SF
.91 AC

Ft. Pierce, FL
2 Parcels

EXECUTIVE SUMMARY

1800 OKEECHOBEE ROAD, FORT PIERCE, FL 34950

MULTI-USE COMMERCIAL PROPERTY WITH APARTMENT

PROPERTY OVERVIEW

Sale Price:	\$1,800,000
Lot Sizes (2 Parcels):	.62 AC + .29 AC = .91 AC TOTAL
Total SF:	9,186 SF
Finished SF:	8,870 SF
Year Built:	1964
Year Renovated:	2021
Zoning:	C-3 General Commercial

This offering consists of two parcels totaling approximately ± 0.91 acres. The primary parcel encompasses ± 0.62 acres and is improved with a $\pm 9,186$ SF General Commercial building containing $\pm 8,870$ SF of finished area. Centrally positioned along a major commercial corridor in Fort Pierce, Florida, the property is surrounded by established national and regional retailers and is in close proximity to Lawnwood Regional Medical Center & Heart Institute. The seller is also willing to execute a 3-year leaseback, providing potential income stability for an investor or future owner.

The property's versatile layout and General Commercial zoning create a unique opportunity for a wide range of commercial, professional, retail, service, institutional, and hospitality uses. The building features multiple private offices, large open gathering areas, conference and meeting rooms, reception and waiting areas, storage and utility spaces, a kitchenette/break room, laundry facilities, and multiple restrooms throughout. Additional improvements include a small garage with an attached walk-in cooler and an attached 2-bedroom, 2-bath residential apartment complete with a kitchen, laundry room, and spacious living and dining areas.

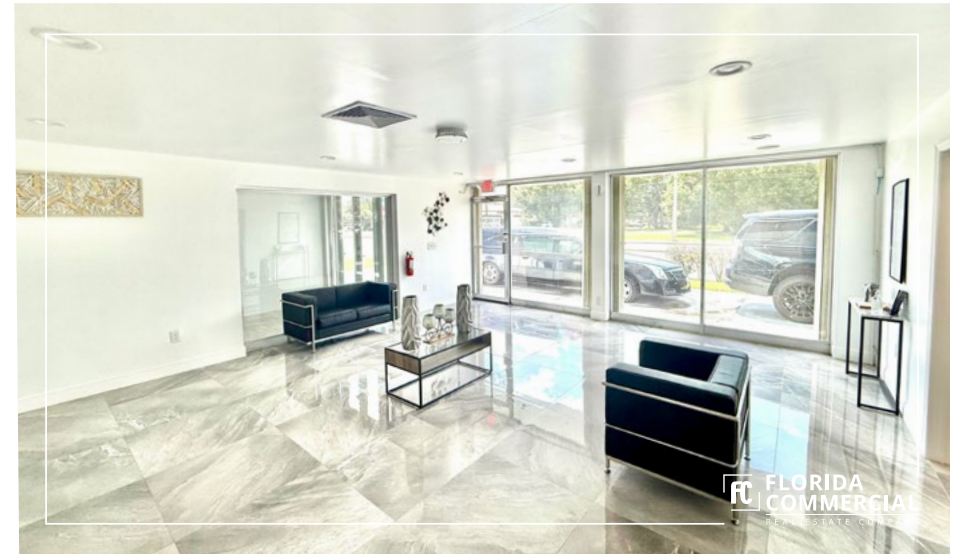
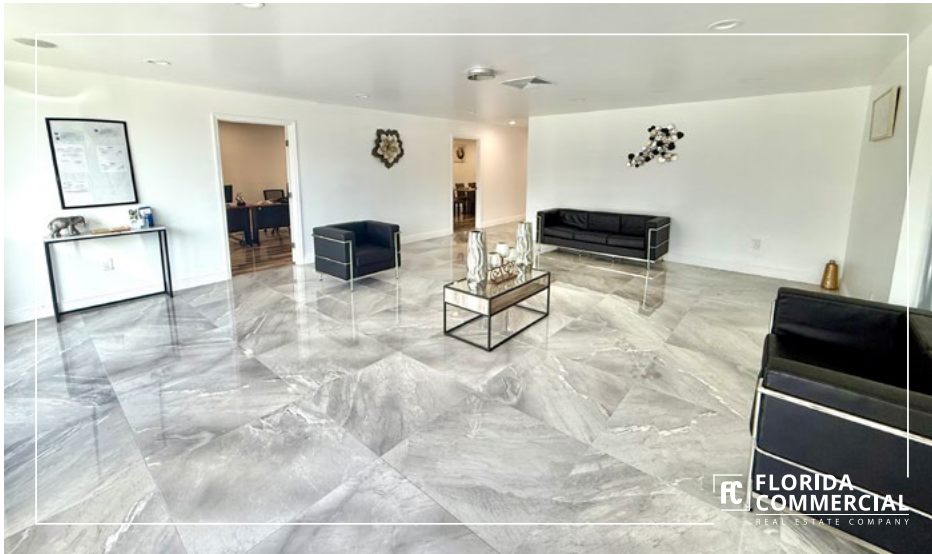
The property's flexible floor plan, prominent location, and ample land area make it well-suited for owner-users, investors, or redevelopment opportunities. Also included in the sale is a separate vacant parcel directly across the street totaling approximately ± 0.29 acres. Together, the two parcels comprise ± 0.91 acres and provide exceptional flexibility for additional parking, expansion, future development, or ancillary uses.



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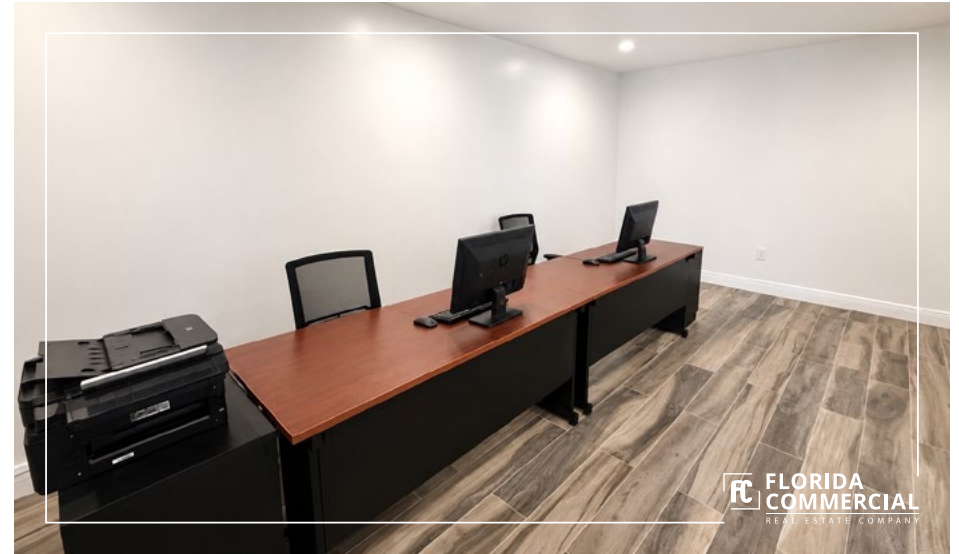
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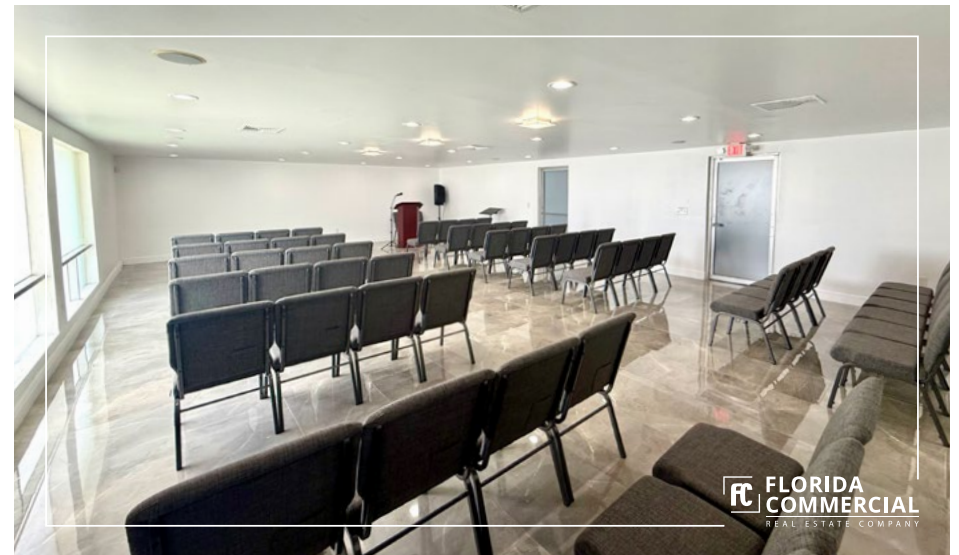
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DEMOGRAPHICS & AERIAL

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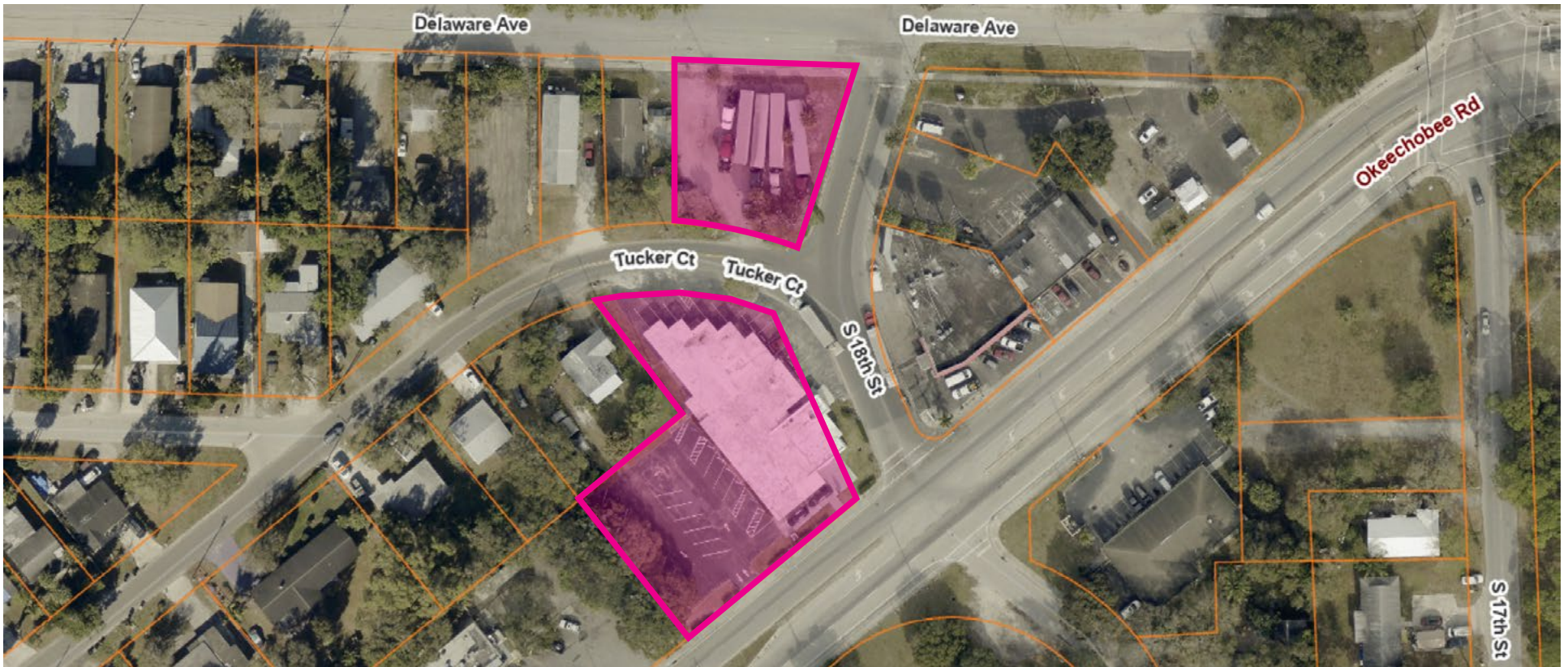
POPULATION

	1 MILE	3 MILES	5 MILES
Population	8,500	43K	79.9K
Median Age	37	53	43.7



HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
# of Households	3.1K	16.5K	30.5K
Average HH Income	\$58K	\$67K	\$72K



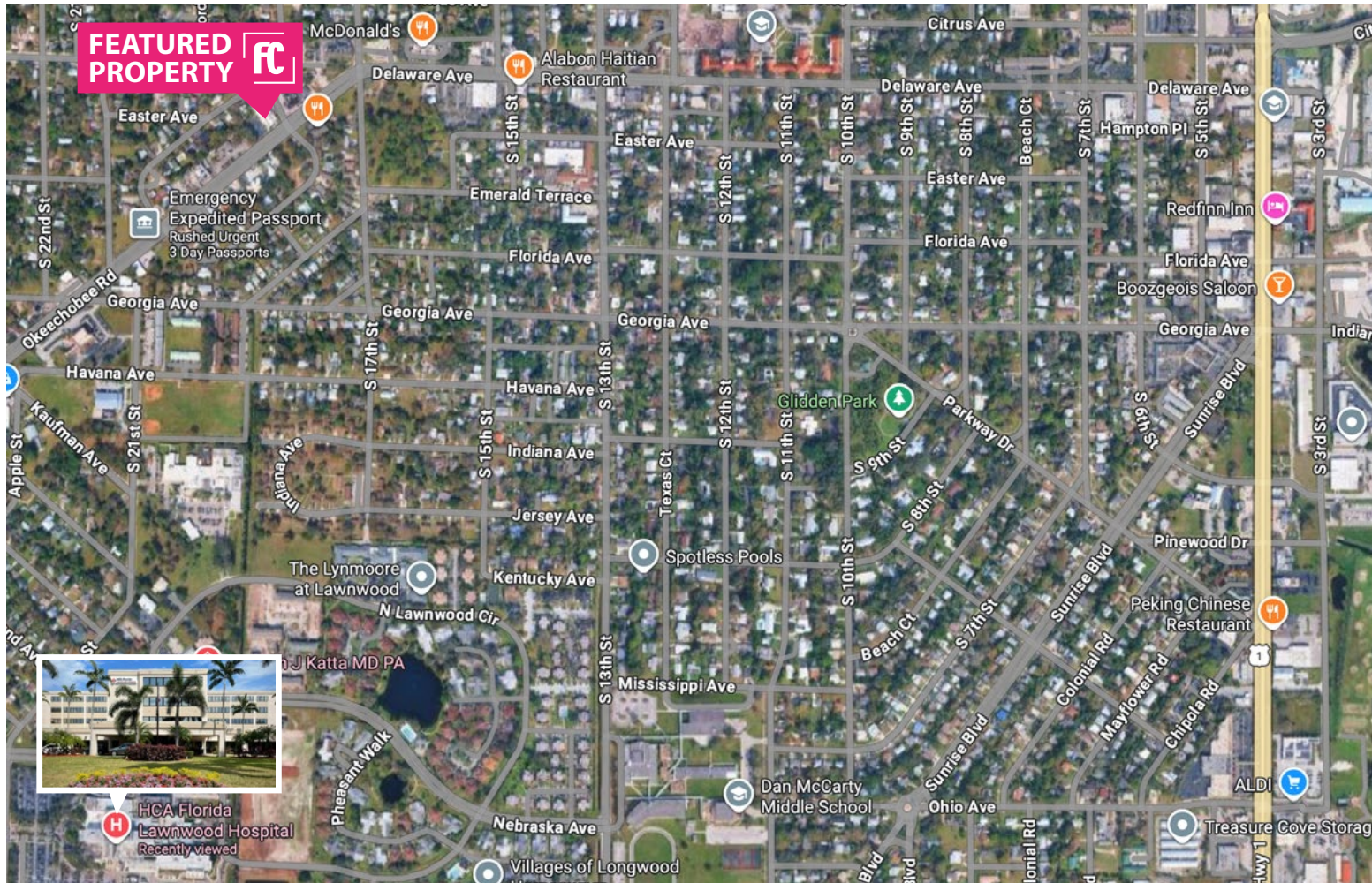
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